160.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,800 / 882,800
					USE VALUE:	882,800 / 882,800
					ASSESSED:	882,800 / 882,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUTICCHIA DAVID &
Owner 2:	NOWELL DEBORAH
Owner 3:	
Street 1:	101 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 1939 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	363,600	4,700	514,500	882,800
Total Card	0.241	363,600	4,700	514,500	882,800
Total Parcel	0.241	363,600	4,700	514,500	882,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.26 | /Parcel: 455.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

106753

GIS Ref

GIS Ref

Insp Date

10/06/18

!12517!

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	363,600	4700	10,500.	514,500	882,800	882,800	Year End Roll	12/18/2019
2019	101	FV	286,300	4700	10,500.	514,500	805,500	805,500	Year End Roll	1/3/2019
2018	101	FV	286,300	4700	10,500.	455,700	746,700	746,700	Year End Roll	12/20/2017
2017	101	FV	286,300	4700	10,500.	382,200	673,200	673,200	Year End Roll	1/3/2017
2016	101	FV	286,300	4700	10,500.	382,200	673,200	673,200	Year End	1/4/2016
2015	101	FV	270,400	4700	10,500.	330,800	605,900	605,900	Year End Roll	12/11/2014
2014	101	FV	270,400	4700	10,500.	319,700	594,800	594,800	Year End Roll	12/16/2013
2013	101	FV	266,200	4700	10,500.	304,300	575,200	575,200		12/13/2012

PRINT

Date	Time
12/11/20	02:36:02

LAST REV

Date	Time
10/12/18	10:05:23

apro

PAT ACCT.

12517

USER DEFINED

Prior Id # 1:	106753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	62626-26		9/13/2013		861,000	No	No		
BARR GEORGE R,	61820-494		5/17/2013	Change>Sale	615,000	No	No		
	11148-128		6/27/1966			No	No		Janet Barr dod 11/2/1997

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2017	1660	Re-Roof	8,500	C				
5/17/2013	701	Redo Kit	35,000					
6/22/1992	256	Manual	4,500					WOOD SHINGLE 2 SID

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
6/7/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Meas/Inspect	372	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	8									514,500						514,500	

Total AC/HA: 0.24105 | Total SF/SM: 10500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,500 | Spl Credit | Total: 514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19148827
Const Adj.:	0.99989998
Adj $ / SQ:	154.878
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494035
Depreciation:	130425
Depreciated Total:	363610

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

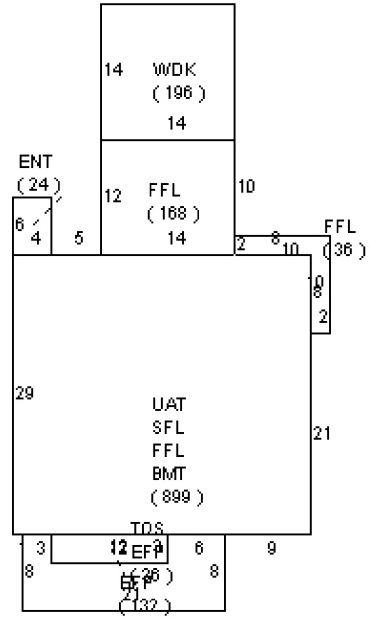
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,103	154.880	170,830
BMT	Basement	899	46.460	41,771
SFL	Second Floor	809	154.880	125,312
UAT	Upper Attic	225	61.950	13,924
WDK	Deck	196	11.100	2,176
EFP	Enclos Porch	168	43.430	7,296
TQS	3/4 Story	27	154.880	4,182
ENT	ENTRY	24	26.400	634
	Net Sketched Area:	3,451	Total:	366,125
Size Ad	1939.0999	Gross Are	4224	FinArea 1939

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.37
Special Features:	0	Val/Su Net:	105.36
Final Total:	363600	Val/Su SzAd	187.51

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1915	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700